



5 Hobbs Crescent Reservoir, VIC



**Executors Auction .... The Power of Land - 819m2**

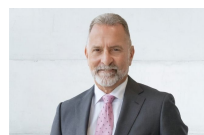
**Price:** \$816,000

AUCTION THIS SATURDAY @ 3PM

Whether you're looking to develop (STCA), build your dream home, or invest and landbank for the future, one things for certain, you wont find better value in such a prime location.

On 819m2 (Approx) of land and with a stunning 21.4m frontage, this 1 owner home is a "must see " for all smart buyers with a vision. Featuring a spacious formal lounge, family kitchen, 3 excellent bedrooms, central bathroom, 2 car garage (was used as a family/rumpus area) and a sprawling rear yard that offers a wonderful sense of space.

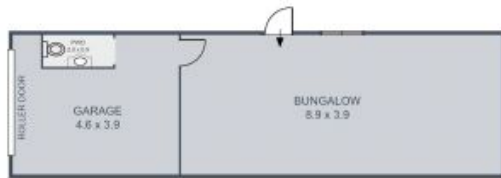
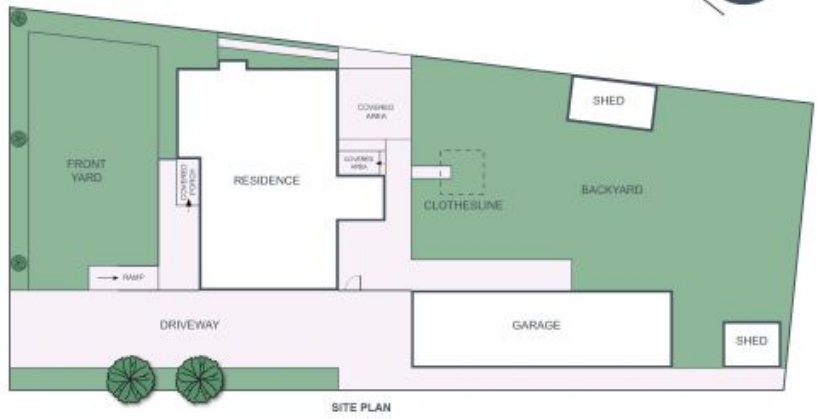
With some renovating you can rent it out whilst you do your homework or move in. Either way it's a winner. With Ruthven Train Station just 200 meters away and Edward street shops, schools and parklands a short trip away, its easy to understand why this neighborhood is so popular with families.



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Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.